

# PROMINENT SOCIETY FOLK AT THE TUXEDO HORSE SHOW



PENDLETON ROGERS, LUDLOW STEVENS, FRED K. AND MAY ROGERS AND GENE WATKINS



MRS. ROBT. GOETZ



MISS LUCY BALDWIN, MRS. M. MITCHELL AND MRS. A. CARHART.

## RENT PROFIETEERS EXPOSED BY HEAD OF BIG SYNDICATE

Model Housing Reports Show How Landlords' Boosts Were Double Their Extra Costs.

### CALLED "VULTURES"

Rents in Some Instances Raised 200 Per Cent. Without Justification.

How flat dwellers can be housed comfortably with a profit of more than 6 per cent. a year on the capital invested and at rentals showing not half of the prevailing average increase was explained to-day by President Allan Robinson of City and Suburban Homes Company in his annual report to the directors.

The company houses more than 12,000 persons in its Manhattan model tenements, 100 families in four big Brooklyn houses, 326 working women in its Junior League Hotel and 253 families in its group of Homewood dwellings. It was founded by Bishop Potter and a circle of civic betterment workers more than two decades ago, but it has been conducted on economic, self-supporting lines and is paying 4½ per cent. in addition to depreciation and replacement charges.

President Robinson handles profiteering landlords without gloves, referring to them as "unspeakable vultures" who have seized upon the scarcity of homes to gratify their selfishness at the expense of helpless people who happen to be at their mercy, but he believes the rent laws, timely as they were a year ago in relieving a distressing situation which many tenants were facing, "should be amended in the interests of the public so that new buildings of tenements may be encouraged."

Raising rents 200 per cent. in some instances, as in "cold water" tenements, he condemns as unnecessary. This form of profiteering has been particularly heavily upon the poor. He says the increase in costs for such houses as a rule, has been less to the landlords than in buildings of higher type giving more service to tenants.

### HALF OF RENT INCREASE WAS PURE PROFITEERING.

"It is true that taxes, mortgage interest rates and insurance premiums—the items which chiefly concern owners of 'cold water' flats—have risen in the past four years," says he, "but they have not risen as much proportionately as have the items going to make up service, such as wages, coal, supplies, materials. It is not fair, therefore, that 'cold water' tenements should sustain the same increases in rents as higher type apartments, where service is a feature."

President Robinson quotes Real Estate Board figures showing that an increase of 50 per cent. in rentals on the average is needed to maintain properties on the pre-war rate of investment return. Then he reports his own figures of operating model tenements from 1916 to 1920, showing an increase of only 46 per cent.

"This increase," says he, "has enabled us to pay all the increase in our operating expenses, all the increase in our mortgage interest rates, to set aside a fair amount for wear and tear, obsolescence and depletion, and to earn an amount sufficient to warrant an increase in our dividend rates from 4 to 4½ per cent. The company is earning enough now to pay 5 per cent. unless conditions should arise during the year making unforeseen inroads into our earnings."

These profits have been earned even while the company was giving its tenants more service than the average in such houses. The average house spends 60 cents of every dollar collected in rent for service account, but the company has spent 65 cents. These results were obtained, according to the president's explanation, by systematizing operation and promoting efficiency. He says the economies effected have placed the company in a position where it will be able to offer its homes to tenants at still more advantageous terms, as compared with similar buildings, with receding costs of labor and materials.

### OUTLOOK DUBIOUS FOR FLATS, GOOD FOR SMALL HOUSES.

President Robinson looks on the immediate future of the city housing situation as uncertain because there is not a proper incentive yet for flat building on the big scale needed. Costs are so high—mainly for labor—that builders cannot see their way to

## Hotel Guests See Man Cut in Two; No Attempt To Arrest Perpetrator

For It Was Only New Trick at Annual Dinner of Magicians.

### ALCHEMY ON NEAR BEER.

Houdini Immortalized in New Dictionary—No Valuables Missing.

Magie ran rampant last night and up to an early hour to-day in the Hotel McAlpin, the occasion being the seventeenth annual dinner, entertainment and dance of the Society of American Magicians. A bounteous repast was set before the hosts of conjurers and disappeared like magic. They cut the cards without hurting them and changed near-beer into ginger ale with an edge on it sharp enough to cut off the finger of an inquisitive cop. Not only that, but Goidin performed a new trick by "cutting a man in half" before the very eyes of his audience.

Dr. Frank Vizetelly, editor of the Standard Dictionary, announced he had tied Houdini up in a knot from which he couldn't break away. He had put him in the new dictionary by including Houdinize—to slip out of a difficulty. The handcuff king responded: "I beat the life out of a three-sheet poster, and declared he wouldn't attempt to break away from the ligature of lexicography."

Professor Mulholland, a Horace Mann School teacher, made a thimble look like eight thimbles, and a great sign went up that the discovery had been made subsequent to the passage of the bartender. The Floyd read the minds of those present, but developed nothing startling.

B. M. Ernst, an amateur lawyer magician, threw some seeds in a box and shook out a bouquet of American Beauty roses, which he presented to Mrs. Houdini. Then the society gave a silver vase to Handcuff Harry, which he said he could change into money without any effort, but he promised that he wouldn't.

The band played and it was no trick at all for the magicians to dance. The wizards broke up at 2 o'clock this morning without breaking anything else, and there wasn't a watch or a purse missing when the wizards whizzed home in taxicabs, which they brought into being by a mere clapping of the hands.

The guests of honor were Dr. and Mrs. Vizetelly and their daughter, Mr. and Mrs. Howard Thurston, Mr. and Mrs. W. H. Donaldson, Simon Silverman, proprietor and editor of Variety; Epes Winthrop Sargent, dean of vaudeville critics; Tom Lewis, Postmaster Patten, M. Douglas Platt, Dr. A. M. Wilson and Mme. Hermann, widow of Herman the wizard.

producing adequate new structures to rent for less than \$20 a room a month.

"There are many persons who have saved \$2,000 to \$3,000, and they are in a position to obtain homes built for them on an easy-payment plan," concludes President Robinson. "Many such homes are likely to be constructed in the next two years, but the multi-family house, which after all is the only solution for the housing problem in New York City, will not be erected in any considerable numbers until labor production materially increases and the labor wage somewhat decreases. Labor says that if it could not afford to rent at the present wage it could not afford to rent at a lower wage. There is much to be said for this point of view, but the fact remains that rents are a matter of supply and demand, and the greater the number of houses produced the greater the fall in rents will be. A \$2,000 house has a market to-day, but there is a larger market for a \$5,000 house, and a still larger one for a \$10,000 house. If we could get our building costs geared to a \$3,500 house such a large number of them would be produced that rents throughout the entire city would fall and labor would benefit along with the general community."

## LONE BANDIT ROBS CREW AND SEIZES JERSEY TROLLEY

Believed to Have Been One of Two Who Held Up Office Clerk.

Fred Arman, motorman, and Otto Haselmann, conductor, were ready to begin a trip with a Jackson trolley car at Ocean Avenue and Meritt Street, Jersey City, early to-day, when a man appeared at the back platform. The conductor told him they were taking no passengers.

The man pointed a revolver at the conductor and demanded all the money he had. The motorman came back to investigate the trouble and also was made to put up his hands. The bandit took from them \$22.

Climbing aboard, he marched the motorman up to his box and forced him to back the car to the Bayonne City line, where he got off, waved a farewell with his gun and disappeared toward the Morris Canal.

A short time before, two bandits went to the office of the Greenville Coal and Ice Company at Cator and Princeton Avenues, Jersey City, and found H. J. Gerachey, a clerk, alone at work. They fired their revolvers into the ceiling to frighten him and he put up his hands.

They gagged and bound him, tied him to a chair and robbed the safe, which was not locked, of \$63.

After satisfying themselves there was nothing else valuable, they fired a few more shots into the ceiling and disappeared. From descriptions the police believe the trolley bandit was one of them.

## FEWER JUNE BRIDES IN BRONX THIS YEAR

Cupid Seems to Be Taking Vacation in the Northernmost Borough.

Reports from the Marriage License Bureau of the Bronx indicate fewer couples being married this year than last. Certainly there is a reduction in the number of June brides.

On the first day of June, 1920, seventy-three couples applied to the Marriage License Bureau for licenses. Sixty of them were married there and then.

This year on the first day of June only thirty-five couples applied for certificates and only twenty-five of them were married on the spot.

On the second day of June last year fifty-four couples were married; this year, on the same day, only thirty-five applied.

FACE SHOTS IN CAPTURE.

Detectives Arrest Alleged Auto Thief After Pistol Battle.

Detectives Norton and Jennings of Jersey City to-day reported the arrest by them in Chester, Orange County, N. Y., yesterday of John Brantinger, No. 545 Grand Street, Jersey City.

The Jersey City police say Brantinger stole an automobile March 29, and while running it struck a pole and killed George Halfiger.

The detectives say Brantinger barricaded himself in the title of an Orange County farm house. For half an hour they had a revolver battle, and did not capture their man until his ammunition was exhausted.

Two Burned as Molten Lead Exposed.

A pot of molten lead blew up at 3 A. M. to-day at 234 Street and Avenue A, where a gang of men were repairing the trolley tracks. David Higgins, forty, No. 537 West 152d Street, and William Jacques, thirty-one, No. 214 West 67th Street, were taken to Bellevue with serious burns about the face and hands, but it is believed their eyesight will be saved.

## ACTOR OFFERS COP A DRINK—PINCHED

Generous Thespian Thinks New Found Friend a Volstead Victim in Distress.

Barrett Greenwood, twenty-six, an actor playing in a Broadway production and living at No. 70 Post Avenue, was eating in a restaurant near Broadway and 42d Street at 1:30 A. M. to-day when a well-dressed young man on the other side of the table started a conversation.

After they had panned prohibition to the extent of their vocabulary, the stranger expressed a wish for a drink. Greenwood whispered he had some wine in the car and invited his new-found friend outside, where there would be less danger.

In a dark doorway the actor produced a silver medicine bottle and told his friend to "drink hearty." The stranger pocketed the flask, flashed a shield, and invited Greenwood to the West 47th Street Station. There the actor learned he was Detective Boland, of Inspector Helton's special service squad. Greenwood was charged with violating the dry law and remained a guest of the police for arraignment in West Side Court.

"I'll certainly be in that booth parade July 1," he told the cops. "I'll be right up in the front ranks, and I'll make no more chance acquaintances."

In West Side Court this morning Magistrate McQuade held him for further examination.

## 2 WOMEN ON WALK RUN DOWN BY AUTO

Mrs. Bloom, 82, and Mrs. Bruning, 62, Badly Hurt by Car Driven by Mrs. Steilman.

Mrs. Susan Bloom, eighty-two, of No. 225 Jewett Avenue, Jersey City, and Mrs. Ella Bruning, sixty-two, of West 77th Street, Manhattan, are in a critical condition to-day in City Hospital, Jersey City, from injuries received in an automobile accident. While they were walking along the Boulevard at Jewett Avenue last night an automobile driven by Mrs. Anna Steilman, No. 154 Jewett Avenue ran to the sidewalk and struck them.

## LOOK AT YOUR \$10 BILLS.

Federal Reserve Bank Warns of Two Counterfeits.

The Federal Reserve Bank calls attention to two new counterfeit ten-dollar bills. One is on the Federal Reserve Bank of New York; check letter C; plate No. 625, Carter Glass, Secretary of the Treasury and John Burke, Treasurer. It is printed from two crudely etched plates on two pieces of paper with silk thread between. The serial number of the one hand is A12313759.

The other is printed from photo-etched plates with ink lines to represent the silk. It is on the Federal Reserve Bank of Chicago, with a portrait of Jackson. The serial number of the specimen is G2226349A. Both counterfeits are very poor.

## Miller to Review 106th at Camp.

PREFERS KILL, June 4.—Gov. Miller will arrive at the Peekskill camp early to-morrow and review the 106th Infantry in the afternoon. The Belgian Ambassador is expected this afternoon and will spend the night at the camp. To-morrow he will present decorations from the king of the Belgians to service men who served in the A. E. F. during the war.

Brook Grand Jury Praises Glennon.

The Bronx Grand Jury, at the end of their May term, yesterday, highly commended District Attorney Edward J. Glennon for the manner in which he has handled the labor case of that body by the late in Chester, Orange County, N. Y., yesterday of John Brantinger, No. 545 Grand Street, Jersey City.

## COUPLE "SEEKING HOME" ROB WOMAN

Beat Her on Head and Stole Gems and Cash While Inspecting Apartment.

Two robbers, a man and woman who posed as home-seekers, are sought by the police to-day for robbing and beating Mrs. Mary Tobin, twenty-six, of No. 706 West 179th Street. Neighbors found Mrs. Tobin unconscious on the floor of her home yesterday when they entered after hearing groans.

The man and woman called, Mrs. Tobin said, in answer to an advertisement offering to sublease her flat for the summer. They were polite and well-dressed. The man wore blue serge and a Panama hat and the woman wore a blue taffeta dress and a black hat. Mrs. Tobin said. She complied with their request to show them the apartment.

The three were in a bedroom when Mrs. Tobin started to open a closet door. The man drew a revolver and rained blows upon the woman's head until she sank to the floor. He and his companion then took a diamond ring valued at \$300, a gold watch and \$20 in cash.

## N. J. DRY LEAGUE MUST PAY \$5,000

O'Connell Was Called Bootlegger in Official Paper With No Justification.

James O'Connell, prominent real estate dealer and brother of the Chief of Police of New Brunswick, was awarded a verdict of \$5,000 damages by a jury last night against the Anti-Saloon League of New Jersey. The published article charged that "Michael O'Connell, the Chief of Police of New Brunswick, has a brother who is a bootlegger."

The Anti-Saloon League of New Jersey in its pleadings admitted the publication in the league's paper, the American Issue, but argued that the league should be held liable for only actual damages, as there was no malice involved in the article. The published article charged that "Michael O'Connell, the Chief of Police of New Brunswick, has a brother who is a bootlegger."

## DEDHAM JURY COMPLETED.

Court Sits Until 2 A. M.—412 Talesmen Called.

DEDHAM, Mass., June 4.—The jury for the trial of Nicola Sacco and Bartolomeo Vanzetti on a charge of murdering a paymaster and guard in April, 1920, was completed early to-day after one of the longest sessions in Massachusetts court annals.

The court sat from 10 A. M. yesterday until after 2 o'clock this morning. It was necessary to call 412 talesmen, the largest number ever drawn in this State. When the jurors were brought in to be sworn they presented a tattered appearance, having been asleep in an improvised dormitory in the Grand Jury room and many had forgotten their shirts, collars or socks.

## STREET NAMED FOR HOOVER.

The American Relief Association announced last evening that the municipality of Steyr, Upper Austria, had renamed one of its principal thoroughfares "Mr. Herbert Hoover Strasse" in appreciation of Hoover's relief work.

## State Bonus Distribution May Be Delayed by Doubts Of Bankers as to Legality

Not Enough Funds Available for the Preliminary Task of Classification.

### AMERICAN LEGION AIDS

Banks, Red Cross and K. of C. to Take Hand in Helping Claimants.

Unless doubts of bankers as to the legality of the obligation on the State of the bonds to be sold to meet the payment of the New York bonus of \$10 for each month of service in the World War are overcome, the distribution of the bonus may be postponed indefinitely after July 1, when it was to begin.

There already was a prospective delay from June 1 of two or three weeks before application blanks would be available due to trouble in the printing trade.

A million blanks are to be printed. The work is nearly half done and some tens of thousands of the applications have been delivered. There will be no official distribution of the blanks, however, until the quota of the American Legion and the other agencies which are helping the State in the bonus distribution is completed.

Any person attempting to set precedents by sending in his application before the blanks have been officially distributed will probably have it put at the bottom of the list, entailing a delay in payment of from six weeks to three months.

The appropriation for administering the bonus distribution was not sufficient to pay for the work of collecting and classifying and correcting the applications. Just enough funds were provided for a bureau to check over from the records of the Adjutant General's Office at Washington the statements as to length of service made by applicants and to attend to the book-keeping and handling of checks.

For this reason the American Legion, as a voluntary assistant to the State, has agreed to furnish blanks, notaries public and advisers to all former service men who think they are entitled to the bonus—whether or not they are members of the American Legion. Each post of the Legion has established a bonus bureau where applicants can get all the assistance they need for putting their applications in shape.

### BANKS TO HELP OUT IN SMALL TOWNS.

Some banks in the smaller cities, many local Red Cross organizations, as well as Knights of Columbus councils have established a similar service.

Applications which have been winnowed over by these agencies will go in alphabetically arranged bundles to Albany. The loss of time and clerical work necessary for calling for uncompleted information and errors are the form of answers to the application questionnaire will thus have been eliminated.

Under this system it is believed that checks can be sent to applicants within two weeks after the mailing of their applications unless a delay is necessary to hunt up information which is unavoidably lacking—as may occur when a man ordered to service did not join for some good reason for days or weeks later and there is not a clear record at Washington as to the exact date. This is particularly likely to be the case affecting reserve officers who were ordered to duty at an army post from which they may have been immediately transferred. Their active duty began not on the day of the date of the order, but on the day on which they reported. Such applications will be referred back to local bonus appeal boards for investigation.

Those entitled to the bonus are the form of answers to the application questionnaire will thus have been eliminated. Under this system it is believed that checks can be sent to applicants within two weeks after the mailing of their applications unless a delay is necessary to hunt up information which is unavoidably lacking—as may occur when a man ordered to service did not join for some good reason for days or weeks later and there is not a clear record at Washington as to the exact date. This is particularly likely to be the case affecting reserve officers who were ordered to duty at an army post from which they may have been immediately transferred. Their active duty began not on the day of the date of the order, but on the day on which they reported. Such applications will be referred back to local bonus appeal boards for investigation.

### MUST BE CERTIFIED BY NOTARY OR OTHER OFFICIAL.

It will be necessary to take the original discharge paper to a notary public or a commissioner of deeds and have him certify to the correctness of a copy which shall include the indorsement on the back of the original

### BELIEVES BONDS WILL SELL QUICKLY

Comptroller Wendell Has No Doubt, as One Syndicate Wants All.

ALBANY, June 4.—Comptroller Wendell said to-day he has no doubt that the soldier bonus bonds will all be sold next Thursday. "In spite of the question of the validity of the law authorizing them which has been raised by certain financial interests in New York City."

"I know of at least one syndicate that will bid on the entire issue, and possibly two others will do the same," he continued.

Comptroller Wendell said he was acting on the advice of Attorney General Newton.

Because no taxpayer has contested the legality of the present bonds the bond houses will take no risk, as they cannot sue the State if the bonds are declared invalid without the permission of the Legislature.

### TANNENBAUM WINS COLUMBIA HONORS

Former Radical Who Stormed Church Turned Into a Liberal by the War.

Changed from a "radical" into a "liberal" by experience in the shipyards and as sergeant in an infantry camp during the war, Frank Tannenbaum, who served a year on Blackwell's Island for leading a mob of unemployed in an invasion of St. Alphonsus Roman Catholic Church in 1914, has won high honors at Columbia.

Following his graduation last Wednesday with highest honors in history and economics, Tannenbaum has been elected to Phi Beta Kappa. He will continue his studies to win the degree of doctor of philosophy, and is working under a scholarship at the New School of Social Research, No. 465 West 23d Street.

His change of views during the war and his patriotic duties attracted favorable notice and caused him to be called to Washington on various occasions. He is married and lives at Bayona, N. J.

### SEVEN HURT IN AUTO CRASH

Two Cars Wrecked in Right-Angled Collision in Queens.

Seven persons were injured last night when two touring cars crashed at right angles at Jerome Avenue and 115th Street, Richmond Hill. The cars were driven by John McDermott, No. 215 Bedford Avenue, Brooklyn, and Patrick Lenders, No. 33 Brandford Avenue, Jamaica.

Mr. McDermott suffered a possible fracture of the right leg. Walter F. Plastero, a contractor of No. 1415 Morris Avenue, Morris Park, suffered a possible fracture of the right arm. Other members of the two parties suffered lacerations and abrasions. Both cars were wrecked.

### Didn't Admit Engagement, Says Miss Kaplan.

Miss Deborah Kaplan has requested that checks can be sent to applicants within two weeks after the mailing of their applications unless a delay is necessary to hunt up information which is unavoidably lacking—as may occur when a man ordered to service did not join for some good reason for days or weeks later and there is not a clear record at Washington as to the exact date. This is particularly likely to be the case affecting reserve officers who were ordered to duty at an army post from which they may have been immediately transferred. Their active duty began not on the day of the date of the order, but on the day on which they reported. Such applications will be referred back to local bonus appeal boards for investigation.

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### Final Discharge, even to the rubber stamp marks made when Victory buttons and medals were issued or applied for. The certifying official is to be required to note on the back of the discharge that a copy has been made to be attached to an application for a New York bonus and to note on the application that the proper officials have been notified.

The residence qualification must be certified to by a county or city official in a responsible position. There is a list of such officials who are qualified, beginning with Supreme Court Justices and ending with village clerks. The American Legion has undertaken to find the proper officials to sign the papers presented to it.

Men whose discharges show they were wounded in service will have preference in action on their applications. Such applications will be marked "W" in red ink. Any application marked in red ink which is not from a man whose discharge shows a wound in service will be put at the bottom of the list, and also will be referred to the local appeal board, causing a delay of from one to three months.

## PHONE RATE CUT LIMITED BY NEW P. S. CHAIRMAN

Company Admits Jump of \$877,800 in Month's Net Earnings Under Boost.

The New York Telephone Company, which was granted an increase in rates on March 17, reports a jump in net earnings for the month of April over March of \$877,800, with a total for the month of more than \$1,000,000.

Chairman Prendergast of the Public Service Commission in making public the report to-day, hinted that rates might be cut again soon. The figures were furnished to the Commission by J. L. Swayze, general counsel to the phone company.

"According to Mr. Swayze's letter, it is shown that the admitted true earnings of the company for the month of April will be \$1,006,000," said Chairman Prendergast.

"The order approving the increase in rates made in March was issued primarily upon the assumption that the company had been called upon to make increases amounting to \$1,000,000 in salary and wage accounts. It would appear from the figures now submitted that if the admitted earnings for April are kept up the increase will be greater than the amount it was proposed to cover in the order referred to."

"This is especially significant in view of Mr. Swayze's frank statement that on the company's claimed fixed property investment, the earnings on the April basis would be a trifle over 8 per cent. It is the purpose of the commission immediately to make a thorough analysis of the figures submitted with a view to such action as the earnings justify."

In submitting his statement Mr. Swayze pointed out that it was only for operating expenses and earnings, and included no items to cover dividends upon the stock, interest upon indebtedness, or any returns received by the company on outside investments. He said that in January, 1921, the company failed to earn its operating expenses by \$144,831, but that in February it earned \$38,821 more than its expenses. In March the net earnings grew to \$128,208, and in April they had become \$1,060,098. With the April earnings corrected by the charges which will be made at a latter period, and the adjustment as the company anticipates, Mr. Swayze said, "the result will be that the true net earnings for April will amount to \$1,006,000."

"The company has presented evidence which, carried down to May 1," Mr. Swayze continued, "would show a value of the property of approximately \$140,000,000. So if April is a fair criterion of what the revenue will be during the rest of the year, the earnings of the company are a trifle over 8 per cent. We do not believe, however, any one month can be taken as indicative and representative of what will be the result during a period of a year. The methods of charging and readjustment of accounts by departments may be reflected in a particular month abnormally."

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